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ABSTRACT

The annotated bibliography contains 40 citations (1973-1985) dealing with the effects of group homes on neighboring property. Entries are arranged alphabetically by author and include information on title, source, data, page numbers, and a brief summary. Included are legal briefs, analysis of legislative trends, guides for local legislative trends, opinion articles, community surveys, and housing studies. (CL)

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An Annotated Bibliography

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THE EFFECTS OF GROUP HOMES ON NEIGHBORING PROPERTY
AN ANNOTATED BIBLIOGRAPHY

Copies of these studies are available from the Mental Health Law Project, 2021 L Street, N.W., Suite 800, Washington, D.C. 20036-4909. Please send a check payable to the Mental Health Law Project for $.10 per page to cover costs of copying.

Boekh, J., Dear, M. and Taylor, S. Property Values and Mental Health Facilities in Metropolitan Toronto. XXIV Canadian Geographic (McMaster University) 270 (1980). 16 pages.

A comprehensive review of a systematic assessment of the effect of group homes on property value, looking at five mental health facilities in lower-, middle- and upper-class neighborhoods. (Four group homes and one outpatient clinic for the mentally ill). Selling price and turnover rate in the area of the facilities were compared with prices and turnover in areas without such facilities. The presence of mental health facilities did not affect sales price, sales activity or property values. The characteristics of a house (e.g., size and particularly number of rooms) had more influence on selling price than any other factor.

Breslow, Stuart. The Effect of Siting Group Homes on the Surrounding Environs. Princeton, N.J.: Princeton University (Nov. 1976). 33 pages.

This research study sampled six group homes, two halfway houses, a hostel, two Veterans Administration homes, four adult proprietary homes and an agency-operated boarding home. All were in White Plains, New York (a suburb of New York City). Breslow introduces the model used and obtained from the Philadelphia study by Michael Dear to support and compare his two research themes: (1) Does a group home have a disruptive impact on the neighborhood? and (2) does a group home threaten surrounding neighborhoods and decrease land value? Breslow summarizes his results as fairly inconclusive. He found that community residential facilities have no downgrading effect on the neighborhood, that facilities are in the same or better condition than their surrounding neighbors and that, in all but one of 16 cases, property value increased.

Caulkins, Z., Noak, J. and Wilkerson, B. The Impact of Residential Care Facilities in Decatur. Decatur, Illinois: Macon County Community Mental Health Board (Dec. 1976). 90 pages.

This study assessed the social impact of five community residential facilities on the surrounding neighborhoods in Decatur, Illinois. The Mental Health Board examined neighbors' attitudes and opinions toward the residents, who included mentally and developmentally disabled adults, socially disadvantaged adolescents and ex-convicts or parolees. Neighbors of the facilities expressed a significantly higher degree of approval for the facilities than did Decatur citizens in general. The Decatur Board of Realtors studied housing value and residential turnover in neighborhoods with residential care facilities. They found properties near these facilities to have the same value as properties in other neighborhoods.

City of Cleburne v. Cleburne Living Center, No. 84-468. Supreme Court Amicus Curiae Brief of National Conference of Catholic Charities, et al. (October 1984) 45 pages.

This brief supports the assertion that group home residents make good neighbors and do not negatively affect the safety or character of neighborhood property values. The brief also contends that restrictions on group homes for the ostensible protection of mentally retarded persons themselves, asserted by petitioners in their appeal to the Supreme Court, had no rational basis and were merely a pretext to exclude group homes.

City of Cleburne v. Cleburne Living Center, No. 84-468. Supreme Court Decision (July 1, 1985) 50 pages.

In City of Cleburne v. Cleburne Living Center, the United States Supreme Court ruled unanimously that a city may not use its zoning power to exclude group homes for mentally retarded people from an area zoned for apartments and other congregate-living facilities.

The Court found the Cleburne, Texas, ordinance unconstitutional because it required a group home but not others, such as nursing homes or fraternity houses to obtain a special-use permit. The city's denial of the permit was, according to the Court, based on "irrational prejudice against the mentally retarded." The Supreme Court declined, however, by 6-3 to grant mentally retarded people the special constitutional protection of heightened judicial scrutiny based on the history of discrimination against them.

City of Lansing (MI) Planning Dept. The Influence of Halfway Houses and Foster Care Facilities Upon Property Values. Lansing, MI: 1976. 45 pages.

The Lansing Planning Department compared five neighborhoods with group homes to similar neighborhoods that did not have group homes to determine the effect of group homes on property value. The selling prices of homes in the test area, both before and

after the group home opened, were compared to selling prices in the control area. In four of five homes in the test area, the average sales-price ratio after the group homes was established was equal to or higher than the ratio for homes in the control neighborhood. The presence of a group home did not have any apparent affect on the number of homes sold.

Dear, Michael. Impact of Mental Health Facilities on Property Values. 13 Community Mental Health Journal 150 (1977). 8 pages.

Dear tested the hypothesis that mental health group facilities lead to declining property value in the surrounding areas. He studied 12 communities with group homes and 12 similar communities without group homes (in Philadelphia). He found a small increase in the number of transactions and no decrease in value.

Dear, Michael and Taylor, S. Martin Not on our Street: Community Attitudes to Mental Health Care. London: Pion (1982), 182 pages.

Dear and Taylor, geographers at McMaster University near Toronto, conducted a community survey of 1,090 households examining public opposition to community facilities for the mentally ill. Among other things, the study confirms the hypothesis that "authoritarian personalities" tend to be most opposed to community-based facilities, while younger, better educated and more economically secure citizens tend to look more favorably on community care, although parents of young children tend to be most wary of the mentally ill as neighbors. The study also points out that fears based on stigmatizing false beliefs about mentally ill people -- that they are dangerous, for example, or have a negative impact on property value -- remain influential when used by opponents to rally neighbors' opposition to a group home.

(This publication is NOT available from MHLP -- send $19.95 and $1.50 for shipping to: Methuen, Inc., 29 West 35th Street, New York, New York 10001; ask for stock #8010)

Developmental Disabilities Program. Policy Analysis #11: An Analysis of MN Property Values of Community Intermediate Care Facilities for Mentally Retarded (ICF-MRs). St. Paul, MN: Developmental Disabilities Program, Department of Energy, Planning and Development (July 1984). 9 pages.

This analysis compares the property value of the year preceding vs. the year following establishment of a group home and then compares those findings with the property value of similar neighborhoods without a group home. Fourteen neighborhoods with group homes were sampled in Minnesota; the findings are consistent with other research on group-home impact: (1) Property-value changes are not related to the presence of a group home,

and (2) the number or the timing of property transactions in a neighborhood is not related to the establishment of a group home.

Dolan, Lawrence and Wolpert, Julian, Long Term Neighborhood Property Impacts of Group Homes for Mentally Retarded People. Princeton, N.J.: Princeton University (November 1982). 68 pages.

This study analyzed market prices and turnover rates for properties neighboring 32 group homes (of 42 studied in 1978) in eight of the original communities. A survey was done to assess the condition of group homes relative to their neighbors. The updated study shows that (1) proximity of properties to a group home did not affect their market value; (2) establishment of group homes did not affect property turnover; (3) group homes were taken care of well; and (4) neighborhoods with established group homes have not been targeted for additional homes for retarded people.

Gardner, P., Pfaff, G. and Irwin, S. Community Acceptance of Group Homes in Ohio. Columbus, Ohio: Association for the Developmentally Disabled (1982). 29 pages.

The Association for the Developmentally Disabled in Columbus surveyed 24 neighborhoods with a group home. Three types of people were interviewed: group-home operators, neighbors and individuals with developmental disabilities. This report discusses the historical perspective of deinstitutionalization and the factors likely to lead to the opposition of group living arrangements, and provides recommendations for a community education program.

General Accounting Office. An Analysis of Zoning & Other Problems Affecting the Establishment of Group Homes for the Mentally Disabled. Washington DC: General Accounting Office (Aug. 1983). 78 pages.

This report discusses the effects that zoning and land-use policies have had in efforts to establish small group homes for mentally retarded and mentally ill people. Small group homes (4-16 live-in clients) in seven states were studied and national surveys conducted of group-home sponsors, local zoning officials and state MH/MR program directors. Consistently, the major obstacles in the development of group homes were found to be inadequate funding and unsuitable locations and facilities. Although zoning and land-use requirements are a factor, the federal Departments of Health and Human Services and Housing and Urban Development can facilitate the establishment of group homes by collaborating with state and local governments and private organizations to locate funds and ease administrative problems.

Glubiak, Peter G. Local Zoning & Residential Care Facilities: Conflicts & Solutions. Louisville, KY: University of Louisville (Law School Paper) (Fall 1983). 31 pages.

Glubiak looks at the conflict between local zoning ordinances and federal and state policy advocating housing for residential care facilities. He discusses judicial activism as an imperfect solution and examines the pros and cons of state legislation.

Goodale, Tom and Wickware, Sherry. Group Homes and Property Values in Residential Areas. 19/2 Plan Canada 154 (June 1979). 9 pages.

In Ottawa, 38 group homes were studied to determine if there were adverse affects on adjacent property values. Goodale and Wickware analyzed: (1) rate of turnover; (2) selling prices of properties closest to the group home vs. those further away; (3) rate of value appreciation; (4) length of time on the market; and (5) the percentage of asking price actually received. All results showed no adverse effects attributable to the establishment and presence of group homes. **Summarized in 11 Links 9 (May 81) (monthly publication of the National Association of Private Residential Facilities for the Mentally Retarded); Canada Research Looks at Group Homes and Property Values.**

Hopperton, Robert J. A State Legislative Strategy for Ending Exclusionary Zoning of Community Homes. 19 Urban Law Annual 47 (1980). 39 pages.

Hopperton discusses the trend of state legislatures to end exclusionary zoning, focusing on Ohio as a "home rule state." He outlines the basic goals of normalization, the barriers to achieving this goal, and presents "The Favorable Zoning Treatment" as a secondary goal. He suggests alternative approaches to favorable zoning treatment of group homes: litigation, local legislative reform and state legislative reform. Also included is the model zoning statute developed by the Commission on the Mentally Disabled of the American Bar Association.

Hopperton, Robert J. Zoning for Community Homes: Handbook for Local Legislative Change. Columbus, Ohio: Law Reform Project, Ohio State University (Nov. 1975). 27 pages.

In this jargon-free guide for local legislative change, Hopperton begins with a definition of family-care group homes. He discusses Ohio current zoning ordinances, recommends zoning treatment for both family-care homes and group homes, and follows with a checklist for the legislative process and a discussion of key legal issues.

Johnson, Dirk. "Taxes Cut for Neighbors of Home for Mentally Ill" The New York Times. April 11, 1985. 1 page.

This article presents an opinion about the action of the Greenwich, Connecticut tax review board, which reduced property taxes for nine neighbors of a halfway house for former psychiatric patients. Professionals interviewed fear the ruling might stigmatize mentally ill people. Greenwich real estate agents differ. One agent points out that because the facility is well kept-up its presence will not influence the current increase in values.

Kanter, Arlene. Recent Zoning Cases Uphold Establishment of Group Homes for the Mentally Disabled. 18 Clearinghouse Review 515 (Oct. 1984). 4 pages.

Kanter summarizes the shifting trend from institutionalization to community responsibility and notes that the key issue is balancing the interests of neighbors against the interests of those leaving the institutions. The three types of zoning ordinances preventing group-home establishment are outlined, as are two cases that have presented constitutional challenges to exclusionary zoning. Even though courts have upheld the rights of people leaving institutions, the article points out, that the need is still great to foster community acceptance of mentally disabled people and to provide a more organized and effective means of delivering services to them in the least restrictive environment.

Knowles, Eric S. and Baba, Ronald K. The Social Impact of Group Homes: A study of small residential service programs in first residential areas. Green Bay, WI: University of Wisconsin (June 1973). 52 pages.

This study examines three areas -- (1) neighbors' awareness and acceptance of group homes, through a random sample of telephone interviews in five neighborhoods with existing group homes; (2) residential turnover, through data from the city assessor's office regarding the number of housing sales and the values of purchased homes in areas with group homes; and (3) property value -- by researching zoning laws that concern group homes in every city of more than 25,000 inhabitants in Wisconsin and Minnesota. Knowles and Baba found (1) that group homes have a negative impact on 20 percent of the immediate neighbors and that this rate decreases after the first block; (2) the proportion of homes sold before and after the group home was established remained the same, and (3) the house nearest the group home sold for 1.53 times the assessed value.

Kressel, Laurence. Exclusionary Zoning: The Unseen Threat. Chapter in R. Budson (ed.) New Directions for Mental Health

Services: Issues in Community Residential Care, no. 11. San Francisco: Jossey Bass. 77 (Sept. 1981). 14 pages.

This report contends that those who promote deinstitutionalization and community care need to be aware of the local systems of land-use control in order to devise strategies to break down unreasonable zoning barriers. Kressel discusses the zoning system, its restrictions and the contitutionality of zoning ordinances. He also notes that legislatures and federal and state courts that have actively promoted normalization goals provide the forums for attacking exclusionary zoning.

Lauber, Daniel and Bangs, Frank S., Jr. Zoning for Family and Group Care Facilities. Chicago, Illinois: American Society of Planning Officials (March 1974). 36 pages.

Lauber and Bangs contend that integration into the community is the essential ingredient of successful treatment for residents of group homes, halfway houses and boarding homes because the community serves as a role model. They examine current zoning treatment, court decisions and public attitudes toward family and group-care facilities. On the basis of this information, they recommend zoning strategies to encourage such community-based facilities.

Lindauer, Martin and Tung, Pauline and O'Donnell, Frank. The Effect of Community Residences for the Mentally Retarded on Real-Estate in the Neighborhoods in Which They Are Located. Brockport, N.Y.: State University of New York at Brockport (August 1980). 8 pages.

To examine the prices of homes sold and the number of sales, seven neighborhoods in the New York State community were studied before and after the establishment of a group home. Two control groups were included. Results showed that the average selling price rose 9 percent one year after the group home opened. The report notes that the crucial time to inform, reassure, educate and support neighbors is three months prior to group home occupancy.

Linowes, Lisa. The Effect of Group Care Facilities on Property Values. Pas Memo. Chicago, Illinois: American Planning Association (Nov. 1983). 5 pages.

Linowes reviews six studies conducted between 1966 and 1983. Five of the studies confirm the absence of any impact on property values. Only one of the studies showed a significant relationship between the presence of a group home and changes in property value. Linowes considers all the reports together to reach a conclusion, that careful planning can maintain the quality of the community and ensure effective delivery of services to clients.

Lippincott, Marcia K. "A Sanctuary for People": Strategies for Overcoming Zoning Restrictions on Community Homes for Retarded Persons. 31 Stanford Law Rev. 767 (April 1979). 17 pages.

Recommending specific strategies to enable a community home to succeed, Lippincott begins with an overview of the need for community homes for retarded people. She outlines her article to include the primary objective of group homes, the barriers of community resistance and zoning, the strategies to overcome zoning restrictions through advocacy and the need for long-term reform through legislative change at the state and local levels, including the elements necessary in an appropriate statute. She makes a plea for lawyers to take immediate steps so that retarded citizens can benefit from normal community living.

Louisiana Center for Public Interest. Impact of Group Homes on Property Values and the Surrounding Neighborhoods. 11 Links 1 (February 1981). 2 pages.

The Louisiana Center for Public Interest compiled significant findings from studies of group-home impact and used them to support two points: (1) that group homes had no appreciable effect on property value and on the turnover rate of housing in the neighborhood and (2) that establishment of a group home did not change the character of the neighborhood.

Mambort, Terence, Thomas, Elvia and Few, Rebecca. Community Acceptance: A Realistic Approach. Montgomery County, OH: Montgomery County Board for the Mentally Retarded and Developmentally Disabled (March 1981). Summarized in 11 Links 1 (July 1981) Ohio Studies Assess Community Acceptance of Group Homes. 48 pages.

This report is based on the results of a neighborhood opinion survey and a property-sales study monitoring the effects of seven group homes for mentally retarded or developmentally disabled people in an Ohio county. The professional appraiser who conducted the study was unable to find any evidence to indicate that group homes had an adverse effect on neighboring property values.

Perske, Robert and Perske, Martha. New Life in the Neighborhood. Nashville, TN.: Abingdon Press (1980). 73 pages.

Written for those interested in people with developmental disabilities, this is a well-organized book that explains what developmental disabilities mean today. Definitions, normalization principles, overcoming old stereotypes, neighborhood acceptance, and alleviating fears about zoning and property value are the general areas Perske and Perske cover. The last few chapters deal more specifically with the benefits of group homes and the friendships developed between retarded citizens and their neighbors. The book concludes with an observation that society is

developing the good sense to see that handicapped people are as important as anyone else in society's advancement.

Riehecky, John. Survey and A Study: Least Restrictive Environment for Mentally Ill Citizens in Macon County. Illinois Department of Mental Helth and Macon County Community Mental Health Board (June 1980). 153 pages.

A study of the adult chronic institutionalized population of Macon County and survey of their needs for residential services revealed two major conclusions: (1) Nearly all of the 162 mentally ill adults surveyed may be considered as residing in overly restrictive environments, and (2) data show that that the 162 can be divided into six statistically different groups along a continuum of their need for dependent to independent living arrangements. An annotated bibliography of residential facilities and services is one of nine appendices.

Ryan, C. S. and Coyne, A. Effects of Group Homes on Neighborhood Property Values. 23 Mental Retardation 5 (October 1985) 5 pages.

"Neighborhood fears of lowered property values are unfounded," concludes a study by the Eastern Nebraska Community Office of Retardation (ENCOR). ENCOR focused on 13 group homes for mentally retarded individuals to survey the effects on neighborhood property values.

Data were collected for 525 homes within 1200 feet of a group home. Turnover rates were studied for each of three zones (400-foot increments) and calculated before and after group-home occupancy. Turnover rates appeared significantly lower and both list prices and sales prices significantly increased after the establishment of a group home. The authors realize that unrelated factors may have influenced the results. However, their results support findings of similar studies conducted between 1973 and 1982: the presence of a group home does not increase turnover, does not cause an increase in the number of property transactions and does not significantly affect list price/sale price ratios.

Scott, Nancy and Scott, Robert. The Impact on Housing Markets on Deinstitutionalization. 7/3 Administration in Mental Health 210 (Spring 1980). 13 pages.

This study, utilizing census data for New Jersey, illustrates a methodology for identifying the amount and location of non-substandard, vacant-for-rent housing. The underlying problem is that the availability and appropriateness of housing in the community needs to be pointed out if deinstitutionalization is to become a reality. Scott and Scott note that 65.5 percent of the available units are located in physically and socially deterio-

rated neighborhoods -- ill-suited for those with mental and behavioral impairments.

Seltzer, Marcia. Correlates of Community Opposition to Community Residences for Mentally Retarded Persons. 89 Amer. Journal of Mental Deficiency 1 (July 84). 8 pages.

Forty-three community residences were studied to examine community opposition. Seltzer found that residences whose sponsors had conducted public education were more likely to encounter opposition than were residences that opened with little or no advance notice to neighbors. The results show that opposition is very likely from communities that become aware of the residences shortly before they open. Opposition is less likely when the community becomes aware of the residence either after it has opened or more than six months before occupancy. The implications of these findings for policy and practice are also discussed.

Sigelman, C., Spanhel, C. and Lorenzen, C. Community Reactions to Deinstitutionalization: Crime, Property Values and Other Bugbears. Journal of Rehab. 52 (Jan./Feb./March 1979). 4 pages.

Community opposition to the establishment of community residential facilities (small group homes, halfway houses and independent living arrangements) is often grounded in misconceptions and stereotypes. Calling these misconceptions "bugbears," Sigelman, Spanhel and Lorenzen present information to prove that community-based residential facilities do not increase crime rates, decrease property value or alter neighborhood lifestyles in any way. In fact, despite initial fears and opposition, neighbors become more favorably inclined toward the idea of community-based living by mentally disabled people and more positive about the individual residents over time.

Stickney, Patricia (ed.). Gaining Community Acceptance: A Handbook for Community Residence Planning. White Plains, New York: Westchester Community Services Council (June 1977). 46 pages.

The purpose of this handbook is to assist in developing community awareness and acceptance for residential programs. Information is presented from agencies, consumer advocates and community groups. Suggestions for gaining community support are made in a practical, methodological outline.

Teplin, L. A. The Criminality of the Mentally Ill: A Dangerous Misconception. 142 American Journal of Psychiatry 593 (May 1985). 7 pages.

Data from 1,072 police-citizen encounters help to disprove the myth that mentally ill people are dangerous and likely to

commit violent crimes. The information was collected to study the validity of that assumption. The data show that people exhibiting signs of serious mental disorder were not suspected of serious crimes at a rate disproportionate to their number in the population. The patterns of crime were similar for people with and without a diagnosis of mental disorder.

Wagner, Christopher and Mitchell, Christine. The Non-Effect of Group Homes on Neighboring Residential Property Values in Franklin County. Columbus, OH: Metropolitan Human Services Commission (August 1979). 44 pages.

Property values of homes in eight neighborhoods which included a group home were assessed for two factors: (1) time on the market and (2) sales price as a percentage of list price. Information was recorded for six months before and six months after the establishment of each group home. The results indicate that the location of the group home did not affect the surrounding properties' value either positively or negatively, as measured by the two indicators.

Wagner, Christopher and Mitchell, Christine. Group Homes and Property Values: A Second Look. Columbus, Ohio: Metropolitan Human Services Commission (August 1980). 32 pages.

Property values were studied in six neighborhoods with a group home. Data were compared from real estate transactions that occurred six months before and six months after the group homes were occupied. Four of the areas showed no statistically significant difference. The other two showed that properties' time on the market diminished after the group home was opened. Information on the ratio of sales prices as a percentage of list price showed no difference in four areas and increased price in the remaining two areas. **Summarized in 11 Links 11 (May 1981); Study Takes a "Second Look" at Group Homes and Property Values.**

Wickware, Sherry and Goodale, Tom. Promoting and Resisting Group Homes: The Property Value Issue. 7/4 Leisurability 24 (1980). 3 pages.

Examining 38 neighborhoods with a group home, Wickware and Goodale compared transactions on the basis of distance from a group home. Looking at five indicators, they found no evidence of adverse effects. Rather than continued debate on the property-value issue, they propose attention to siting and program development.

Wiener, D., Anderson, R.J. and Nietupski, J. Impact of Community-Based Residential Facilities for Mentally Retarded Adults On Surrounding Property Values Using Realtor Analysis Methods. 17

Education and Training of the Mentally Retarded 278 (December 1982). 5 pages.

Using comparable market analyses, professional realtors studied the "group home impact" on surrounding property values in two medium-sized Iowa communities. Their results indicated no negative property-value effect in six of eight cases. In the two remaining cases, homes within a one-block radius of the group home sold at a higher price than properties not near a group home.

Wolch, Jennifer and Gabriel, Stuart. Spillover Effects of Human Services Facilities in a Racially Segmented Housing Market. Los Angeles, CA: University of Southern California (School of Urban Regional Planning) (March 1983). 20 pages.

Wolch & Gabriel evaluated the effect of community-based facilities on property values and charcter of the neighborhood. They looked at the effects of (1) residential facilities, (2) non-residential facilities and (3) non-residential services for people with mental health, alcohol and drug-related problems in both white and nonwhite areas in Oakland, California. Regarding property value they surveyed 769 residential facilties (criminal justice, multi-purpose adult and child/youth). Their results vary by facility type and racial housing submarket. Approximately 32% of the facilities were in the white submarket and 68% were in the nonwhite submarket. Although both child/youth and adult residential facilities adversely affect property value, the study also found property-value differences within facility types. (Comparatively speaking, child/youth facilities have a higher property value than the adult facilities.)

Nonwhite lower socioeconomic neighborhoods perceive public and nonprofit community services as positive amenities, Wolch and Gabriel assert. White submarkets were found to prefer private youth-recreation opportunities over public ones.

Wolch and Gabriel found results contraditory to 22 studies they examined, representing the mainstream of past research in this area.

Wolpert, Julian. Group Homes for the Mentally Retarded: An investigation of neighborhood property impacts. Princeton, NJ: Princeton University, unpublished manuscript (August, 1978). 94 pages.

A professor at Princeton, Dr. Wolpert studied 42 communities in New York State from May-August 1978. He collected data on group-home impact on property value and real estate transactions. He compared his findings of communities with group homes to a control group of communities matched by socio-economic, geographic and physical characteristics. He found consistent results in regard to property value and real estate transactions: (1)

Property value increased (or decreased) the same percentage in communities with and without group homes; (2) proximity of neighboring properties to a group home did not affect their market value; (3) the immediately adjacent properties did not experience a decrease in property value; (4) establishment of group homes had no effect on property turnover. This is the complete study and includes a literature review, a statement of objectives and goals, selection of sample communities, procedures, data sources, statistical analysis and sample neighborhoods.

This paper was prepared by Deborah Mueller for the Mental Health Law Project, 2021 L Street N.W., Suite 800, Washington D.C. 20036.

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